



Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

SPECIAL MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, NOVEMBER 14, 2007

The Commission was called to order at 7:05 p.m. by Chair Gormley.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter and Chair Gormley.

Absent: Commissioner Trujillo.

Executive Director Michael Pucci introduced Douglas Lee, the new Housing Assistance Manager. Mr. Lee started on November 1, 2007 and will oversee the Section 8 Program and Eligibility. Mr. Lee comes with fifteen years experience from the Oakland Housing Authority and resides in Alameda.

Executive Director Michael Pucci introduced Officer Mike Sapinoso and Chief of Police Walter Tibbet. The Commission thanked them for coming.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Schlueter seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held October 17, 2007. Minutes were accepted.

*2-B. Budget Variance Report. This report was accepted.

*2-C. Revise Payment of Housing Assistance on Move Out. The Housing Commission approved the Section 8 Administrative Plan be revised to allow for a full month's payment of Housing Assistance Payments when a tenant vacates a unit.

3. AGENDA

3-A. Quarterly Police Report. Officer Sapinoso stated there were a few discrepancies; in August an assault at Esperanza did not occur at the Esperanza complex and in September an arrest at Independence Plaza was not a criminal arrest but a custody hold where someone may not be able to care for themselves. He said there is an uptrend in crime due to their aggressive enforcement. Tenants are getting comfortable with the officers and reporting more incidents. There have been a few drug arrests of drug pushers and master minds of drug activity. With these arrests they are confident they have disrupted the crime occurring there. The Alameda Police Department continue to monitor certain complexes and are aggressively enforcing certain issues.

Commissioner Schlueter asked if the people arrested were residents. Officer Sapinoso responded yes. Commissioner Schlueter asked how this compares with all of Alameda. Mr. Pucci referred him to page 27 and said it is representative of the community.

Mr. Pucci explained that the residents who were arrested are being evicted. The Housing Authority has the ability to evict without a criminal conviction. The Housing Authority can evict with a preponderance of evidence, which will be the arrest report. If the resident requests a hearing it will be before the judge in Superior Court for their

eviction trial, we do not have to hold a hearing. The entire family will have to leave to ensure the young men who were arrested don't return to cause further problems. Commissioner Balde asked about incidents of wrongful arrest. Mr. Pucci responded this would have to be taken up with the judge. He stated this is not the first time there have been problems with this family, it has been ongoing for up to ten years.

Commissioner Kurrasch asked if they will lose their Section 8 Voucher. Mr. Pucci said they are not Section 8 voucher holders and will lose their public housing but could possibly get public housing in another jurisdiction. He explained if the sons were listed on another housing authority application they would do a criminal background check. If the convictions appeared the sons would be prohibited from moving into the unit.

Commissioner Pratt asked what is done if the person arrested is a visitor. Mr. Pucci stated the tenant is responsible for their family members and guests. She asked if they would be evicted. Mr. Pucci said possibly, it depends on the circumstances.

Officer Sapinoso reassured the Commission they are extremely confident that the individuals arrested in the past few weeks on drug issues have been the same individuals causing havoc in several other areas. They have been known to deal drugs, sell it, transport it and are involved in other activities such as robbery. He further stated they have not been upstanding citizens; there has been a long history of issues with them, and it just so happens that they have been caught. The Alameda Police Department wants to ensure that everyone in the complex can live in peace.

Commissioner Schlueter asked if there are other possibilities with the same nature. Officer Sapinosa said their investigations are ongoing. They get information everyday and a few families are involved in criminal activities. He explained it takes time to develop evidence and take action. The Commission wished them luck.

Commissioner Kurrasch said this program has been wonderful because it is good for the Alameda Police Department and the Police presence on the properties is good.

Chair Gormley said she is also reassured by their presence at Independence Plaza. She again thanked the officers for attending the meeting.

This report was provided for information only.

- 3-B. Update on Status of Elevator Repair at Anne B. Diamant Plaza. Mr. Pucci explained he sent out two previous reports and distributed an updated report from November 8th and a question and answer sheet. The elevator was installed in 1975, is a hydraulic elevator and the hydraulic jack is located 21 feet below ground level. Since the jack was below sea level there was sea water infiltration. The sea water rusted the steel out and caused the failure. There was no way of inspecting or knowing it was rusting out even with monthly maintenance inspections. The part is being custom manufactured on the east coast and should take four weeks. Shipping may take three days then it may take a week or more for a State inspection. The elevator broke down four weeks ago and it might take another three weeks to fix. There have been tenant meetings and tenants have been helping each other out. On weekends our Resident Custodian is helping. Home visits have been done and residents have said friends and relatives are helping. One resident was relocated to a senior condo temporarily. Safeway.com will be providing free delivery for the next six months with a \$50.00 minimum order. They will provide instructions on how to order groceries on-line. There was an article in the Alameda Journal and will be another.

Chair Gormley thought it was wonderful how the residents banded together to help each other. She was grateful that Bob Haun was able to move everything along so quickly. She asked if Independence Plaza has a hydraulic elevator. Mr. Pucci said no, Independence Plaza's elevators run on rails. He is checking on the type of elevator at China Clipper Plaza. He continued that the same system is not going in the ground at ABD. The new equipment has a double-casing, so when one steel casing goes out the other is the back-up. This allows six to twelve months to order a new part. He also said the hole will be lined in PVC to prevent sea water from coming in. The new system will be fail-safe.

Commissioner Schlueter complimented the Housing Authority for getting this project done quickly and well. Mr. Pucci responded Bob Haun was able to get the contract completed in four days.

Michael Torrey asked how long the part will last. Mr. Pucci responded fifty years and the warranty may be ten years.

This was an oral report.

4. ORAL COMMUNICATIONS

Michael Torrey, Board of Commissioner, said the Board voted 3 – 2 to exchange the land and start on the IP parking lot which should start in the spring.

5. COMMISSIONER COMMUNICATIONS

Commissioner Schlueter discussed the NAHRO meeting in San Diego and said it was an enlightening experience.

Commissioner Kurrasch and Commissioner Pratt are going to the Regional meeting and will report back. The Development Committee will report to the Commission after they report to the Board of Commissioners.

Chair Gormley is a member of the Pedestrian Task Force and also belongs to the Alameda Development Corporation.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:34 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary